

## PLANNING AND DEVELOPMENT COMMITTEE

### FRONTLINES 2015 PROGRAM WEST VALLEY TRAX LINE REQUEST FOR APPROVAL OF CONDEMNATION

**PARCELS: WV-128, 128E, and 128E1**

**OWNER: Decker Lake Ventures LLC**

Highest and best use: Light industrial development on demand driven basis

Zoning: Manufacturing

<b>Parcels WV-128, 128E, and 128E1</b>	
<b>Property Facts</b> Total parcel size: 227,383 sq. ft. Valuation date: August 25, 2008 Appraiser: Jeff Allen Location: Corner of Decker Lake Drive and Research Way (2770 South) Tenant: Clear Channel	
<b>Partial Acquisition</b> <ul style="list-style-type: none"><li>• 10, 510 sq. ft.</li><li>• \$8.15 per sq. ft.</li><li>• Need partial acquisition for roadway widening and curb and gutter.</li></ul>	\$85,657
<b>Perpetual Easement</b> <ul style="list-style-type: none"><li>• 2,631 sq. ft.</li><li>• \$8.15 per sq. ft. at 25% (because easement, not full take)</li><li>• Need perpetual easement for underground utilities (Rock Mountain Power, Questar, Qwest, Kern River Pipeline).</li></ul>	\$ 5,361
<b>Improvements Acquired</b>	\$51,713
<b>Cost to Cure</b> <ul style="list-style-type: none"><li>• (The cost of curing the negative effects of a partial taking.)</li></ul>	\$11,000
<b>Total Value (rounded number)</b>	<b>\$155,000</b>